

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF JULY 12, 2021**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on July 12, 2021 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Vice-Chair Lyle Woodruff.

Members present: Kerstin Adelt, Tim Barry, Joy Bush, Carolyn Creswell, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff

Members absent: Keith Gillming, Chair Claude Buchheit

Also present: Zach Greatens, Planning & Zoning Officer
Sue Glazer, Recording Secretary

1. APPROVAL OF MINUTES

Mr. Teahan moved, and it was seconded by Mr. Holtsnider, to approve the minutes of May 24, 2021. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

Ms. Adelt moved, and it was seconded by Mr. Holtsnider, to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

3. PUBLIC HEARINGS

#21-PZ-07 Request for Special Use Permit for “Indoor Gun Club and Shooting Range” to allow an indoor shooting range associated with a retail establishment located at 11738 and 11808 St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.y of the “B-2” Community Business District. Submitted by Chris Neill, with Primax Properties LLC, on behalf of Shoot Point Blank.

Vice-Chair Woodruff opened the public hearing. Mr. Greatens reviewed the steps for Special Use Permit (SUP) approval. He said that according to the Charter, seven (7) votes of approval are required in order to have a favorable recommendation to Council. Mr. Greatens said this is a request for a SUP at 11738 and 11808 St. Charles Rock Road for an indoor shooting range in the “B-2” Community Business District. This proposal is also a part of a retail establishment, which does not require a SUP. It is the indoor shooting range component that requires a SUP. This site consists of two (2) parcels and is approximately 2.4 acres. Mr. Greatens referred to the screen showing the surrounding property and the surrounding zoning. He summarized what was included in the Staff Report. Mr. Greatens said it is staff’s opinion that the proposed business is consistent with the Comprehensive Plan. It is staff’s opinion that this proposal would not cause any detrimental impact to surrounding traffic. There is sufficient circulation and sufficient parking in compliance with the Zoning Ordinance. It is staff’s opinion that the proposal will be consistent and compatible with the surrounding mix of commercial uses. The proposal would bring additional consumers to the area and allow for the redevelopment of a lot that has been underutilized for years. The noise from the shooting range would be minimal from the outside. The building is engineered and constructed in order to reduce noise and operate in a safe manner. They currently have 28 stores like this proposed facility around the country. Mr. Greatens and Chief Hood, the Chief of Police, had a conference call with the applicant. After the applicant answered his questions, Chief Hood had no objections or issues to the proposed shooting range. Mr. Greatens showed photographs of the site on the large screen. He also showed the site plan on the screen. He said MoDOT had no objections to the site design. A landscape plan was also included in the staff report.

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Mr. Greatens said if the SUP is approved, staff recommends that the following five (5) conditions be added:

- 1) Special use permit approval shall be limited to the indoor shooting range as proposed. Any future expansion of the shooting range shall require approval of an amendment to the special use permit. Any proposed expansion of the hours of operation for the shooting range shall be submitted in writing to City staff and require approval in writing from Planning and Zoning staff.
- 2) The proposed use shall operate in compliance with Section 205.527 of the Municipal Code of Bridgeton, "Firing Ranges – Minimum Operational/Safety Standards."
- 3) Any noise from the operation of the shooting range shall remain in compliance with the performance standards specified in Section 410.140.B.3 of the Zoning Ordinance at all times.
- 4) The exterior of the building shall be constructed with a mix of brick and concrete masonry units and other compatible construction materials as recommended by Department of Public Works staff and final approval by the Bridgeton Design and Review Board.
- 5) A final landscaping plan shall be submitted to Department of Public Works staff for review and approval at the time of building permit being issued.

The applicant, Kevin Allee, 1053 Observatory Pt., Maineville, Ohio, came forward. Mr. Allee said they have 28 stores open today. They have built the building proposed to be built in Bridgeton 26 times. They are going to build a concrete box inside a concrete box. Mr. Allee gave details about the construction of the building. He said their focus is towards the first-time buyer. He said they educated 80,000 people in gun safety classes last year. He said they are the biggest gun safety educator in the country. They are the biggest chain of indoor gun ranges in the country. They do things stricter than federal law. The "Brady Bill" says they have to do an FBI background check on anyone purchasing a gun and if after three business days they do not get an answer back from the FBI, the customer can leave the store with the gun. Mr. Allee said they do not do that. They will not let the customer take the gun until they get an approved FBI background check. This is what they do to separate themselves from some of the other establishments. He said they do not participate in gun shows. He said that is not their business model. The ATF does surprise inspections on gun stores. The ATF continually says they are in the top 1% of the top 1%. Mr. Allee said their mission is to educate and put guns in people's hands safely.

Mr. Woodruff asked what type of guns will they sell. Mr. Allee said all types of guns –, handguns, shotguns, etc. Mr. Teahan asked about training for first-time buyers. Mr. Allee said they encourage everyone to take a gun safety course. There was a question if they buy and sell used guns. Mr. Allee said yes. They do FBI background checks when they receive and sell the gun. There was a question if the guns are put in a vault at night. Mr. Allee said they consider their building a vault. He explained the different security features about the building. They have 5-point locking system doors. Mr. Allee explained details about the sprinkler system. Ms. Adelt asked if they do one-on-one lessons. He said yes. They do private lessons and have various women-only classes. Mr. Holtsnider asked if any of their stores have been broken into. Mr. Allee said yes. He said during the riots in Chicago they realized they were burglar resistant, but not riot resistant. During the riots they needed to be resistant for not 3 or 4 minutes, but to be resistant for 15 to 20 minutes. He said the 5-point locking system door will do that. They have cameras in the parking lot that will pick up license plates and is recorded on video tape. If necessary, they will give the Police access to their cameras. Mr. Woodruff asked if they will market accessories. Mr. Allee said they will sell basic accessories. They have a Law Enforcement wing in their company to recruit law enforcement to their stores. Across the country they work as closely as they can with the FBI, Secret Service, Homeland Security and the local police department. They want them all in their stores.

The following came forward to speak:

- 1) Steven King, 11434 St. Charles Rock Road, Bridgeton, MO. Mr. King said he was before the Planning Commission 10 years ago. He said he has nothing against having another shooting range in

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the St. Louis market. He said this business does a good job. Mr. King said his business does everything that Mr. Allee said they do. They are located a half mile from this location. He said when he opened his business 10 years ago, he was a trail blazer. Bridgeton did not have a shooting range and gun shop. He got the special use permit approval. At the time he said he asked Bridgeton now that he has done this are they going to allow another range near his business. They said no, they protect their businesses. He said he has been in Bridgeton 10 years and has made the City a lot of money. They are the largest gun shop in St. Louis. There are already two gun ranges in Bridgeton. He said it is not good business to put two of the exact same company right next to each other. He said they sold more guns than anyone in St. Louis. They have been audited four times and have never had any violations. He said 10 years ago he invested \$4 million in Bridgeton and he was given a guarantee by the City that they were going to take care of him. He loves the City but now he will have direct competition a half mile from his store. He is thankful that Bridgeton has given him the opportunity to be here. He said there are a lot of vacant buildings in Bridgeton where this business could go.

2) Susan Schneider, from Touring Cyclist, 11816 St. Charles Rock Road, Bridgeton, MO. Ms. Schneider said she does not have anything negative or positive to say about this proposal. She was concerned about noise since the building would be right next to her business, but that was answered by the applicant. She was happy to hear that someone was interested in building on the empty lot next to her business. She said the only negative thing is that she would hope that the City would consider her business if there was another bike shop that wanted to open close to her business. She is not opposed to a gun shop.

Mr. Allee came forward again. He said they will not violate the noise ordinance on their retail floor. The noise from the highway will be louder on the outside of the store. He said he appreciates Mr. King's comments. He said they will be friendly competitors and there will be enough room for both of them.

Chair Woodruff closed the public hearing.

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Mr. Holtsnider moved, seconded by Ms. Bush, to approve Application #21-PZ-07, with the five (5) conditions listed above.

Vice-Chair Woodruff said this requires seven affirmative votes in order to send it to Council with a positive recommendation. The applicant can wait until the next Planning Commission meeting when there is a full Board. The applicant said to go ahead with the vote.

Roll Call Vote:

Ayes: Kerstin Adelt, Tim Barry, Joy Bush, Carolyn Creswell, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff

Nays: None

Members absent: Keith Gillming, Chair Claude Buchheit

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #21-PZ-07 will be forwarded to the City Council for public hearing and further action.

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#21-PZ-08 Request for Special Use Permit for “Thrift Store” to allow a thrift store located at 11726 (Suite J) St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.dd of the “B-5(a)” Planned Commercial District. Submitted by Brian Klarich, with A & B Acquisitions LLC.

Mr. Greatens said this is a Special Use Permit (SUP) for a thrift store at 11726 St. Charles Rock Road, Unit J. The property is zoned “B-5(a)” Planned Commercial District. A SUP is required because the “B-5(a)” requires all uses in the “B-2” District to follow the same protocol as the “B-2” District. Mr. Greatens referred to the screen showing the property. He said it is a multi-tenant commercial building approximately 1.8 acres. There is a tenant mix of office, retail service type establishments. There is one curb cut ingress/egress onto St. Charles Rock Road. There are approximately 82 parking spaces. The surrounding property is a mix of commercial zoning. The proposed thrift store is non-profit with the proceeds going to charity. Mr. Greatens said the proposal is consistent with the goals and objectives of the Comprehensive Plan. This will not be detrimental to surrounding traffic. The unit is just under 3,000 s.f. There is sufficient parking and internal circulation. The proposal is consistent and compatible with the surrounding mix of commercial uses. Based on their proposal this use will have minimal impact. Mr. Greatens showed photographs of the site. It is staff’s opinion that if the special use permit is approved, their recommendation is to include the following condition:

- 1) There shall be no exterior drop-off areas, receptacles, or other donation facilities for the after-hours donation of items by the public. All display and/or sale of items shall occur within the building during store hours only.

The applicant, Laura Lowe, 1725 Barbara Drive, St. Charles, MO 63303. Ms. Lowe said Max & Moo’s is going to be a thrift store, a charitable organization. They will gather their own donations. They will not accept donations from the public. They will not have a drop-off area for donations. She said they will post some of the items on Facebook marketplace to sell them. She said they will gather donations from garage sales and estate sales. After the garage or estate sale is finished, they will offer to buy what they have left from the sales. The shop will mostly sell household items and the amount of clothing will be limited. They do not want to become like a Goodwill. This is their first location. Brian Klarich is the owner of the business.

Chair Woodruff closed the public hearing.

#21-PZ-08 Request for Special Use Permit for “Thrift Store” to allow a thrift store located at 11726 (Suite J) St. Charles Rock Road, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.dd of the “B-5(a)” Planned Commercial District. Submitted by Brian Klarich, with A & B Acquisitions LLC.

Ms. Adelt moved, seconded by Mr. Holtsnider, to approve Application #21-PZ-08, with the condition listed above.

Roll Call Vote:

Ayes: Kerstin Adelt, Tim Barry, Joy Bush, Carolyn Creswell, Jim Gaston, Joe Holtsnider, Bob Teahan, Lyle Woodruff

Nays: None

Members absent: Keith Gillming, Chair Claude Buchheit

The motion to approve **carried** on a vote of (8 for – 0 against), and Application #21-PZ-08 will be forwarded to the City Council for public hearing and further action.

4. PENDING MATTERS

There were no "Pending Matters."

5. OTHER BUSINESS

There was no "Other Business."

6. STAFF UPDATE

Staff updated the Commission on upcoming projects. The next meeting is July 26, 2021.

7. EX-OFFICIO REPORT

There was no Ex-officio report.

8. ADJOURNMENT

It was moved by Mr. Teahan and seconded by Ms. Adelt, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 8:00 p.m.

Claude Buchheit, Chair